

▼ General Property Information

<b>List Price:</b>	<b>\$569,000</b>	<b>Status:</b>	A-Active
<b>ML#:</b>	210017455	<b>Property Class:</b>	Residential
<b>Address:</b>	105 MORNING STAR CAY NAPLES, Florida 34114-9604	<b>Geo Area:</b>	NA39 - South of US41 East SR92
<b>County:</b>	Collier	<b>Subdivision:</b>	PORT OF THE ISLANDS
<b>Status Type:</b>	Resale Property	<b>Development:</b>	PORT OF THE ISLANDS
<b>List Price/SqFt:</b>	\$233.00	<b>Subdivision #:</b>	571000
<b>Property ID:</b>	68290280009	<b>Furnished:</b>	Unfurnished
<b>Lot:</b>	7	<b>Sec/Town/Rng:</b>	9/52/28
<b>Block/Bldg:</b>		<b>Legal Unit:</b>	
<b>Zoning:</b>			
<b>Virtual Tour URL:</b>			
<b>Elementary School:</b>			
<b>Middle School:</b>			
<b>High School:</b>			
<b>Legal:</b>	PORT OF THE ISLANDS RESORT PH 1 LOT 7 OR 1710 PG 138		
<b>Listing Broker:</b>	Port of the Islands Realty LLC		

▼ Detailed Property Information

**Property Information:**

WONDERFUL WATERFRONT LOCATION IN BOATING COMMUNITY WITH DIRECT ACCESS TO THE GULF. VERY WELL MAINTAINED, 4 BEDROOMS 3 BATHS + DEN, NEW ROOF, NEW LANAI/POOL SCREENING, DOCK AND DECK. FULL SERVICE MARINA NEAR BY.

<b>Bedrooms:</b>	4+Den	<b>Ownership Desc:</b>	Single Family	<b>Pets:</b>	No Approval Needed
<b>Baths:</b>	3 (0 half)	<b>Garage Spaces:</b>	2 - Attached	<b>Pets - Max. Weight:</b>	
<b>Rear Exp.:</b>	N	<b>Carpport Spaces:</b>	-	<b>Pets - Max. Number:</b>	
<b>Year Built:</b>	1993	<b>Units in Building:</b>		<b>Pets - Other Limits:</b>	
<b>Building #:</b>		<b>Acres:</b>	0.00	<b>Units in Complex:</b>	
<b>Unit Floor:</b>	1	<b>Elevator:</b>	None	<b>Builder Product:</b>	No
<b>Total Floors:</b>	2	<b>Cable:</b>	Yes	<b>Approx. Lot Size:</b>	80x145x80x145
<b>Approx. Living Area:</b>	2,435	<b>Approx. Total Area:</b>	3,143	<b>Guest House:</b>	

<b>Guest House L.A.:</b>		<b>Lot Desc.:</b>	Regular
<b>Building Design:</b>	Single Family	<b>Roof:</b>	Tile
<b>Building Desc:</b>	2 Story, Traditional	<b>Sewer:</b>	Central
<b>Cooling:</b>	Central Electric	<b>Water:</b>	Central
<b>Construction:</b>	Concrete Block	<b>Windows:</b>	Double Hung, Sliding
<b>Flooring:</b>	Carpet, Ceramic Tile, Concrete	<b>Exterior Finish:</b>	Stucco
<b>Heat:</b>	Central Electric	<b>Floor Plan Type:</b>	
<b>Irrigation:</b>	Reclaimed	<b>Community Type:</b>	Boating
<b>Kitchen:</b>	Island	<b>Waterfront Desc.:</b>	Canal Width 151+, Gulf Access, No Bridge, River, Seawall, Salt Water
<b>View:</b>	Canal, Water, Intersecting Canal		

<b>Private Pool:</b>	Yes - Below Ground, Heated Electric, Screened, Concrete
<b>Private Spa:</b>	No -
<b>Amenities:</b>	Marina
<b>Bedroom:</b>	1 BR + Ground, Master BR Ground
<b>Boat Access:</b>	Dock Deeded, Gulf Access, Marina, No Bridges, Boat Lift
<b>Dining:</b>	Dining - Family, Formal
<b>Equipment:</b>	Auto Garage Door, Dishwasher, Disposal, Dryer, Washer, Refrigerator/Icemaker
<b>Exterior Features:</b>	Deck, Fruit Tree, Patio
<b>Interior Features:</b>	Cathedral Ceiling, Built-In Cabinets, Cable Prewire, Foyer, French Doors, Pantry, Walk-In Closet, Window Coverings
<b>Master Bath:</b>	Dual Sinks, Separate Tub And Shower
<b>Parking:</b>	Deeded, Driveway Paved
<b>Rooms:</b>	Screened Lanai/Porch, Laundry Room in Residence, Balcony, Florida Room, Guest Bath, Guest Room
<b>Restrictions:</b>	No Truck, No RV
<b>Security:</b>	None
<b>Storm Protection:</b>	Shutters

**Approximate Room Dimensions:**

<b>Master BR:</b>	14x15	<b>5th BR:</b>		<b>Great Rm:</b>		<b>Garage:</b>	20x21
<b>2nd BR:</b>	11x12	<b>Living Rm:</b>	13x11	<b>Dining Rm:</b>		<b>Lanai:</b>	59x36
<b>3rd BR:</b>	12x12	<b>Den:</b>		<b>Kitchen:</b>		<b>Ceil Fans:</b>	6
<b>4th BR:</b>	11x15	<b>Family Rm:</b>	14x20	<b>Utility Rm:</b>			

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